

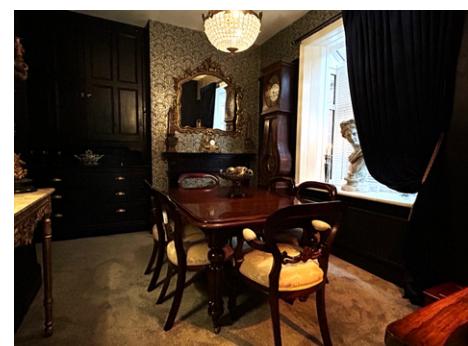


**5 Arundel Avenue, Bispham,
Blackpool, FY2 9HJ**

£325,000

An imposing family size home affording sumptuously presented and appointed living throughout. Providing simply magnificent levels of accommodation with **FIVE** Bedrooms, **THREE** Reception rooms AND a Conservatory which overlooks the beautiful rear garden, plus a fabulous location just off the Promenade. An **OUTSTANDING** property offering that perfect mix of modern day practicality whilst still oozing timeless character. Needs to be seen !

- **FIVE** bedrooms.
- **THREE** separate Reception rooms.
- Breakfast Kitchen over 18'
- Conservatory
- UPVC double glazing.
- Gas central heating
- Rear Garden around 70' in length
- Full width parking to the front



**Successfully selling property since
1948.**



Vestibule: Tiled floor, Meter cupboard, Stained glass front door.

Hall: Coved ceiling, Picture rail, Dado rail, Understairs storage, Radiator.

Lounge: 16'0" x 14'3" (4.88 m x 4.34 m) Fireplace with inset living flame gas fire, Coved ceiling, Picture rail, TV point, UPVC double glazed bay window with half plantation shutters.



Dining Room: 14'5" x 9'3" (4.39 m x 2.82 m) Built in unit, Picture rail, UPVC double glazed bow bay window, Radiator.

Second Lounge: 15'0" x 12'0" (4.57 m x 3.66 m) Beautiful period style fireplace with solid fuel stove, Coved ceiling, Picture rail, Dado rail, TV point, UPVC double glazed patio doors, Two radiators.



WC: Low flush WC, Wash basin, Tiled floor, UPVC double glazed window.

Breakfast Kitchen: 18'7" x 8'6" (5.66 m x 2.59 m) An attractive range of wall and base cupboard units with complementary worktops and breakfast bar, Split level double oven and hob with extractor over, One and a half bowl sink, Two integrated fridges, Integrated freezer and dishwasher, Tiled floor, Part tiled walls, Recessed lighting and low level lighting, UPVC double glazed windows and door, Two Velux windows, Radiator. UPVC patio doors to:-



Conservatory: 12'0" x 11'5" (3.66 m x 3.48 m) Tiled floor, UPVC double glazed windows, doors and roof, Two feature radiators.

Utility Area: Plumbed for washing machine.

First Floor:

Landing: Coved ceiling, Picture rail, Staircase to the second floor.



Bedroom 1: 14'3" x 12'10" (4.34 m x 3.91 m) Fitted wardrobes and matching furniture, Coved ceiling, Picture rail, UPVC double glazed window, Radiator.

Bedroom 2: 13'0" x 12'0" (3.96 m x 3.66 m) Fitted wardrobes, Coved ceiling, Picture rail, TV point, UPVC double glazed sliding sash window, Radiator.

Bedroom 3: 13'7" x 6'10" (4.14 m x 2.08 m) Built in wardrobe, Coved ceiling, Picture rail, UPVC double glazed window, Radiator.

Bedroom 4: 9'3" x 8'4" (2.82 m x 2.54 m) Fitted wardrobe and matching storage/desk area, Picture rail, UPVC double glazed sliding sash window, Radiator.



Bathroom: Four piece suite comprising; Panelled bath, Step in shower cubicle, Pedestal wash basin, Low flush WC, Tiled walls and floor, UPVC double glazed sliding sash window, Towel heater radiator.

Second Floor:

Bedroom Suite: 21'7" x 20'8" (6.58 m x 6.30 m) UPVC double glazed window, Double glazed Velux window, Two radiators.



En-Suite: Comprising; Step in shower, Low flush WC, Pedestal wash basin, Tiled walls and floor, Double glazed Velux window, Towel heater radiator.

Outside:

Front: Mainly block paved.



Rear: Approximately 70' in length, A combination of lawn and patio areas with established flower borders, ornamental pond and timber shed.

Parking: Off street parking to the front.

Heating: Gas central heating (NOT TESTED).

Tenure: We have been informed that the property is freehold. Prospective purchasers should seek clarification of this from their Solicitors.



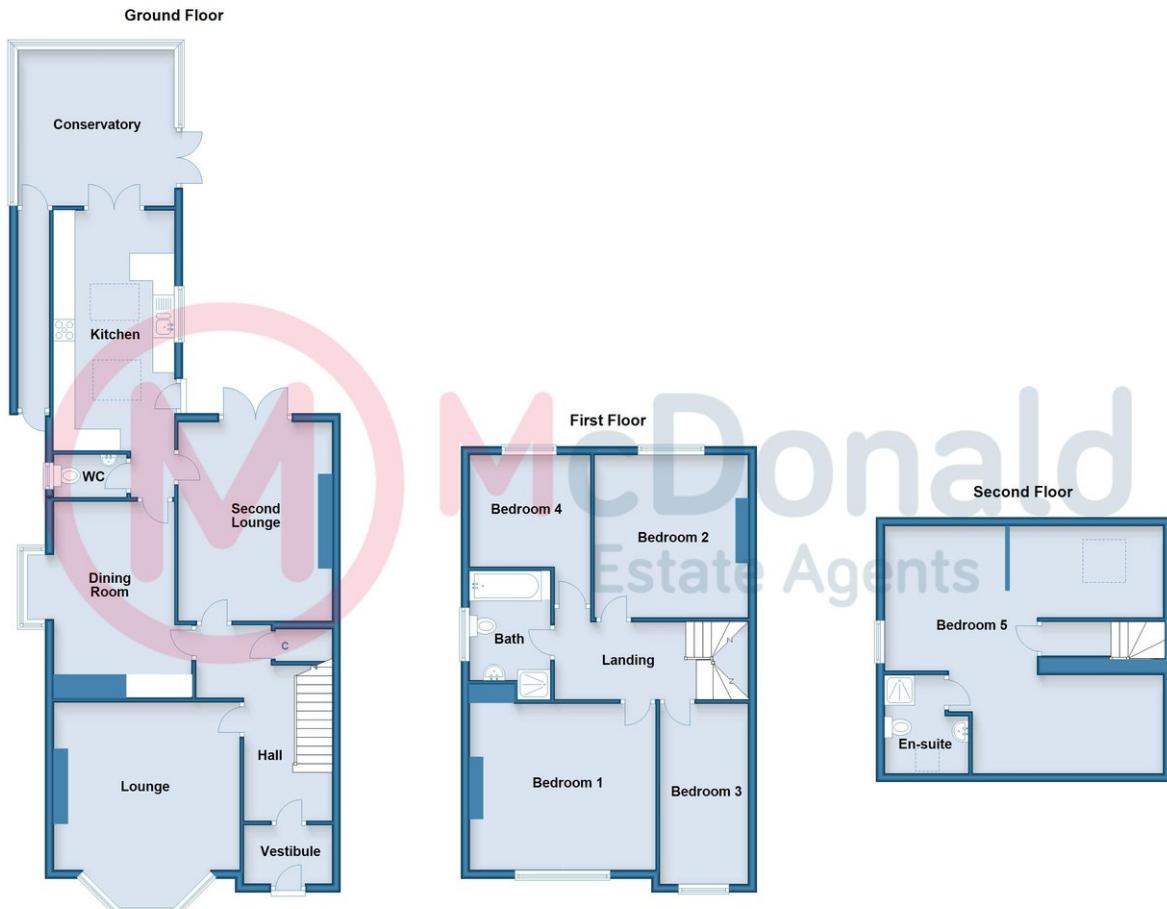
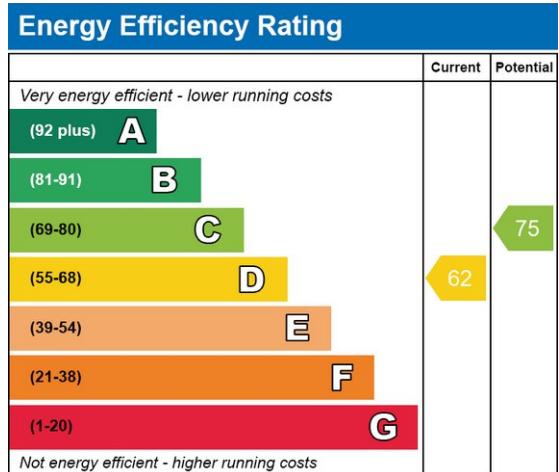
Council Tax: Band - D £2392.21 (2025/26)



Directions: From our office proceed towards the promenade and take the second turning on the right into Beaufort Avenue then second on the left into Arundel Avenue.

General Disclaimer: Whilst every care has been taken in the preparation of these details, interested parties should seek clarification from their solicitor and surveyor as their complete accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. **Measurements:** Room dimensions are approximate, with maximum dimensions taken where rooms are not a simple rectangle. Measured into bays and recesses where appropriate. Floorplans are for general guidance and are not to scale.

Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.



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